

**HORIZON REPORT: 2014 ACTIVE CASES**  
**December 13, 2014**

Application Name	Location	Application Accepted	Project Manager	Application Description	Status	Planning PC Public Hearing	Town Council TC Public Hearing
TLZM 2013-0006 &TLTA-2014-0001 Crescent Parke	Behind Food Lion on South King Street adjacent to Old Isaak Walton Park	11/22/13 and 4/10/14	Mike Watkins	A Town Plan Amendment to change planned land use within the Crescent Design District and a rezoning of a portion of the property as CD-RH to allow approximately 177,000 square feet of commercial uses and 456 dwelling units ( a combination of townhouses, two-over- twos and multifamily condos)	TLZM-2013-0006 accepted for review 4/17/14; First CCL sent 5/23/14. Applicant reviewing comments; <b>2nd submission rcvd and 2nd CCL letter sent 11/12/14</b> TLTA-2014-0001 accepted for review 2/24/14; First CCL sent 5/23/14, applicant reviewing comments. Second Submission expected in September.		
TLZM 2012-0004 Arcadia Crossing	North of the Giant grocery on Catoctin Circle	2/13/2013	Mike Watkins	A request to rezone property north of Giant on Catoctin Circle to the PRN District to allow 64 townhouse units, some of which are included as live-work units.	CCL sent March 29, 2013; Notice of Inactivity February 19, 2014. Applicant's resubmission expected in March; Second submission received 4/14/14.Second CCL sent mid-June. <b>Notice of Inactivity scheduled to go out December 2014</b>		

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TLTA 2013-0001, TLTA 2013-0002, TLZM 2013-0001, TLSE 2013-0002, TLSE 2013-0003. TLSE 2013-0004 Leegate	Corner of East Market Street and Battlefield Parkway	4/3/2013	Mike Watkins	Initial submittal initiatedTown Plan Amendment to change land use policies pertaining to policy for mixed use with office, commercial and residential uses and transportation policies to reduce the level of service for the immediate road network. The Town Plan Amendment was withdrawn. A rezoning for I-1 to PRN and B-3 to build 512,000 s.f. of office, 200,000 s.f. of retail, and 475 residential units; and Three Special exceptions for allowing multifamily development in the B-3 and 2 parking structures.	Staff comments on first submission sent on June 14, 2013. Staff received the second submission on November 5, 2013. Second CCI sent January 13, 2014. Meetings with applicant were held the first two weeks of February to review pre-submission materials. Applicant, VDOT and Staff discussions occurred in March, 2013. Third submission received 4/17/14 and is under review. Third comment letter sent 6/27/14. The applicant is in the process of revising the application and the next submission is expected this Fall.	PC PH 12/18/14	
TLZM-2014-0001 Potomac Station Marketplace	Southeast corner of Potomac Station Drive, NE and Battlefield Parkway	4/9/2014	Mike Watkins	A request to amend ZM-154 and TLZM-2006-0011 to allow 29,000 square feet of commercial uses and 164 dwelling units (a combination of townhouses, two-over-twos, and age restricted condos)	First submission comment letter sent 6/13/14; <b>Second Submission received 09/23/14 TNT scheduled for PC PH</b>	PC PH TNT scheduled for 2/19/15	TC PH TNT scheduled for 3/24/15

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<b>Name</b>		<b>Accepted</b>	<b>Manager</b>	<b>Description</b>		<b>PC Public Hearing</b>	<b>TC Public Hearing</b>
TLZM-2014-0002 Hamblet @ Leesburg	East Market Street, near Goose Creek and next to Carradoc Hall	6/2/2014	Mike Watkins	A request to rezone 2 parcels (6.4 acres of R- E to PRN to allow 20 single family detached dwelling units	1st submission CCL sent 8/18/14 and a meeting is scheduled with the applicant to review comment letter	PC PH TNT scheduled for 2/19/15	TC TH TNT scheduled for 3/24/15
TLSE-2014-0004 Uniwest Mini- Storage	Behind Fort Evans Plaza II (PIN: 147-17-1241)	7/10/2014	Irish Grandfield	A mini-storage special exception in B-3 zoning	First Comment Letter sent 8/29/14. <b>Second CCL sent 11/4/14</b>	PC PH 12/18/14	
TLZM-2014-0005 Patriot Park	Fort Evans Road	7/18/2014	Irish Grandfield	A special exception for two multi-story self- storage facilities (approximately 250,000 sq. ft.)	Pre-application meeting was held on May 22, 2013; First Submission is under review. <b>CCL sent 9/11/14</b>		



## HORIZON REPORT 2014 CHECK LIST REVIEW (New Applications) December 2014

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**HORIZON REPORT 2014: COUNTY REFERRALS**  
**December 2014**

Name	Application Description	Status	
TLCR-2013-0002 Goose Creek Golf Club	Application to rezone to PD-OP and PDH to build 154 units, 9-hole golfcourse. 132 room hotel, 6,000 s.f. restaurant and 36,000 s.f. office	Second Submission referral sent to County on April 9, 2014. Application is being reviewed by County Planning Commission	
TLCR-2012-0006 Tuscarora Crossing	Application to rezone PD-GI to residential use to build 577 units, 23,000 s.f. neighborhood retail and 42 acres of light industrial use	Fifth Submission referral request sent July 10, 2014. Scheduled for Board of Supervisors Public Hearing on October 8, 2014	
Wildwood Farms Active Adult	Application for an active adult residential project consisting of 242 SFD units. This is in the County Transition Policy area. Referral only sent to Airport.		





## HORIZON REPORT 2014 KEY PROJECTS

(This is a list of Key Projects currently in the DPZ Work Plan or in the Queue involving Planning Commission reDecember  
December 2014

Name	Staff Contacts	Application Description	Status
Town Plan Action Program	Irish Grandfield, Susan Berry-Hill	Flood Plain Ordinance	Staff began work on ordinance revisions. Project put on hold pending other priorities. Work expected to resume Fall, 2014
Town Plan Action Program	Renee LaFollette, Tom Brandon, Susan Berry-Hill	CIP Criteria	Staff brought ideas to 2014 PC retreat and will schedule follow up meeting with PC
Town Plan Action Program	Mike Watkins, Susan Berry-Hill	H-2 East Market Stret Small Area Plan	Initial Design Charette with Design Cabinet held 4/16/14. Staff work expected to start in Sept. 2014
Town Plan Action Program	Irish Hrandfield and Susan Berry-Hill	Low Impact Develoment Regulatory Changes	Not started. Work to begin upon completion of Flood Plain Ordinance
2014 20 Batch	Chris Murphy-PM Team: Watkins, Lawlor, Boucher, White, Scofield, Barbounneau	Annual Update to 20	PC PH 11/20/14
Zoning Ordinance Amendment	Irish Grandfield	Update definitions of "Office" and "Light Intensity Industrial"	Work started Sept. 2014



# HORIZON REPORT 2014: PRE-APP MEETINGS SEPTEMBER - DECEMBER

Application	Location	Meeting Date	Project	Development	Status
Name			Manager	Proposed	
41 Catoctin Circle TLPM-2014-0016	41 Catoctin Circle TW Perry Property	9/23/2014	Brian Boucher	Rezoning to build 94 Dwelling Units	
Loudoun County Courts Expansion TLPM-2014-0020	2 Church Street, NE	10/02/14	Irish Grandfield	Semones Lot and Pennington Lot	
Park & Ride Lot	Village @ Leesburg Land Bay D	10/14/2014	Mike Watkins	Information gathering meeting	
Providence Academy @ Catoctin Circle TLPM-2014-0019	Sheriff's building on Catoctin Circle	7/10/2014 and 8/21/14 and 07/20/14 and 10/07/14	Mike Watkins	Allow existing K-8 school to occupy temporarily for approximately 4 years until moving to permanent facility	Additional meeting held 10/07/14 to discuss establishment of this use through SE
USCTA Property Rezoning TLPM-2014-0021	Old Waterford Road across from Ida Lee Park	10/23/2014	Brian Boucher	Concept Plan and Proffer Amendment to rezoning #ZM-140 to allow development of daycare instead of approved office use	
Leesburg Airpark TLPM-2014-0024	Ward Property	10/30/2014	Irish Grandfield	Proffer Amendment for ZM-2000-0006 tpo allow additional I-1 uses previously proffered out.	

